

<b>To</b>	Libby Gibson	<b>Date</b>	Rev. 21 February, 2017
<b>From</b>	Richard Webb	<b>Project No.</b>	15126
<b>Subject</b>	Our Island Home	<b>Project Name</b>	Our Island Home Feasibility Study

**CONTINUED EVALUATION OF THE EXISTING OUR ISLAND HOME SITE  
PROPOSED TASKS / SCOPE OF SERVICES:**

OVERALL SITE/PUBLIC OUTREACH

1. Preparation of formal topographic and utilities survey of the overall OIH/Landmark House parcel, including identification and evaluation of existing wetlands
2. Evaluation of storm surge impact on SLOSH modeling with confirmed datum. Review with Commonwealth.
3. Preparation of risk analyses for each option
4. Development of site and architectural perspective renderings of alternative site options.
5. Assistance with public outreach presentations

OPTION ONE - Relocate all or a portion of the existing Landmark House, relocate and upgrade utilities, and construct a new OIH facility to the south of existing OIH facility.

1. Meeting with Director of Planning to understand adjacent land parcels and viability for acquisition/temporary use during construction.
2. Evaluation of the Landmark House, including the Grossman Wing – to include structural engineering assessment, architectural code review, and confirmation of any historical status/requirements.
3. Architectural investigation and evaluation of possible code upgrades to the Landmark House [triggered by the percentage of construction cost.]
4. Meetings with a Structure Moving company to evaluate relocation of the Landmark House [by Town.]
5. Evaluation of feasibility of temporary relocation of existing Landmark House residents [by Town.]
6. Lease renegotiations with Board of Directors for Landmark House and Grossman Wing [by Town.]
7. Concept design of Landmark House foundation to be used for pricing
8. Develop architectural plans for a new OIH facility – this will likely include both one story and two story solutions with varying footprints.
9. Develop site plans for new OIH facility in coordination with architectural plans.
10. Evaluation of existing utilities servicing both current OIH and Landmark House, and development of new site utility masterplan.
11. Prepare building and site construction narratives; preparation of independent construction cost estimate

OPTION TWO – Phased construction of OIH facility on existing OIH site, including reductions in resident population and a phased demolition approach

1. Meeting with local emergency personnel to determine minimum setbacks and protection/access zones surrounding the existing OIH facility.

2. Develop plan for targeted reductions in resident population from the current population down to 20 residents and maintain the 20 resident population until Phase Two construction is completed [by Town].
3. Evaluate the phased demolition of the OIH north residential wing, including utilities.
4. Development of architectural plans for a new two story OIH facility
5. Develop site development plans for new OIH facility, incorporating results from SLOSH modeling.
6. Develop phasing and implementation plans, including temporary parking, construction staging, and OIH access during construction.
7. Prepare building, site, and phasing construction narratives; preparation of independent construction cost estimate.